

**EXHIBIT B - CONDITIONS OF APPROVAL  
DRC2013-00074 / FROELICH**

**Approved Development**

1. This approval authorizes a Minor Use Permit to allow the construction of an addition to an existing single-family residence to include the following:
  - a. One new 334 square foot garage;
  - b. Approximately 219 square feet of additional living space;
  - c. One new 246 square foot front porch; and
  - d. Projection of the 246 square foot front porch six (6) feet into the front setback.
2. Proposed height is 18 feet (as measured from the center line of the fronting street (Pacific Avenue) at a point midway between the two side property lines projected to the street center line, to the highest point of the roof). The maximum allowable height is 24 feet.
3. All development shall be consistent with the approved site plan and architectural elevations.

**Conditions required to be completed at the time of application for construction permits**

4. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans and construction documents shall be consistent with the currently adopted California Codes.
5. **At the time of application for construction permits**, all plans and engineering shall be prepared by a California Licensed Architect of Record or Engineer for all design portions of the project that do not meet "conventional construction" as defined by the current building code.
6. The applicant shall obtain a construction permit and is subject to the newly adopted 2013 California Codes.
7. **At the time of application for construction permits**, the project is subject to the California State Title 24 energy laws.
8. Installation of a fire sprinkler system is required for the existing and new portions of the residence because the total square footage of the remodeled and added conditioned area is greater than 50% of the existing conditioned area of the residence.

**Site Development**

9. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, and architectural elevations.
10. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height,

location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

***Fire Safety***

11. **At the time of application for construction permits**, the applicant shall submit a Fire Safety Plan to be prepared by the Cayucos Fire Department for this proposed project.
12. **At the time of application for construction permits**, the applicant shall ensure all plans submitted to the Department of Planning and Building meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan.

***Services***

13. **At the time of application for construction permits**, the applicant shall provide confirmation of water and sewer availability letters from Paso Robles Beach Water Association and Cayucos Sanitary District to service the addition to the property.

**Conditions to be completed prior to issuance of a construction permit**

***Fees***

14. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

**Conditions to be completed during project construction**

***Grading, Drainage, Sedimentation and Erosion Control***

15. All runoff from impervious surfaces such as roofs, driveways, walks, patios, and decks, shall be collected and detained on-site, or passed on through an effective erosion control device.
16. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
17. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
18. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.
19. Appropriate sedimentation measures are to be implemented at the end of each day's work.

**Conditions to be completed prior to occupancy or final building inspection /establishment of the use**

## ATTACHMENT 2

20. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cayucos Fire Department of all required fire/life safety measures.
21. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

### **On-going conditions of approval (valid for the life of the project)**

22. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
23. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.